

## NEGATIVE DECLARATION

Submitting: ☒ Draft  
☐ Final  
☐ Mitigated Negative Declaration

Project Title: Former Palm Springs Landfill, Palm Springs, California; Removal Action Workplan

State Clearinghouse Number: To be issued after completion of Special Initial Study

Contact Person: Geiger, LLC (Property Owner): Mark Gabay Phone # (310) 247-0900

Project Location (Include County):  
*Northeast corner of Gene Autry Trail and Ramon Road in the City of Palm Springs, in Riverside County, in California.*

### Project Description:

#### *Introduction*

This Removal Action Workplan (RAW) is for excavation and management of soil and landfill refuse/debris at the former Palm Springs Landfill. The former landfill is located at the intersection of Gene Autry Trail and Ramon Road in Palm Springs, California. The work proposed includes the removal, replacement, and recompaction of the landfill material within the existing landfill footprint.

#### *Proposed Removal Action*

The cleanup of the former landfill site will be divided on the basis of occupied and unoccupied areas on the site. The building will be occupied by workers and will lie atop native soil that is free of contaminants that are present in the landfill material. The parking area of the site will be used to contain the compacted landfill material.

Following the removal of the landfill material, the footprints of the buildings will be sampled for the presence of lead to document the removal of the landfill waste. The soil will be sampled using X-Ray Fluorescence (XRF), with periodic confirmation by a fixed laboratory. The proposed cleanup objective is 230 mg/kg, which is less than one-third the PRG for an industrial setting. This proposed objective also considers that the site will be capped with pavement/buildings, and that lead is a non-volatile constituent.

Within the central portion of the site, the landfill material will be consolidated, compacted, and capped with clean fill soil. All debris (with the exception of drums, vessels, or containers shown to be hazardous) will be placed within the buried cell. In summary, all landfill material will be contained beneath a 3 ft cap of certified clean and compacted fill beneath the central parking area. The material beneath the structures will be verified to contain < 230 mg/kg lead and will consist of only native soil.

The excavation will be performed with large-scale construction equipment, including earthmovers, scrapers, bulldozers, and loaders. Following the removal of the landfill material, clean soil will be mined from beneath the debris in the parking lot areas. The recovered fill will be sampled and certified as clean fill. Then, it will be used to replace the landfill material beneath the proposed structures and will also be used as a capping material over the entire landfill mass.

Items suspected or identified as household hazardous wastes will be immediately placed in labeled 40 yd<sup>3</sup> hazardous waste containers. The waste types and quantities of wastes will be inventoried and documented in the daily field logs. Disposal of hazardous or potentially hazardous wastes will be performed in accordance with all applicable laws and regulations.

During the remediation and construction phases, air monitoring will be performed to protect the site workers and to prevent dust and odor violations under the terms of the required air permits. These permits include the South Coast Air

Quality Management District's (SCAQMD's), Rule 1150 and the desert cities' Fugitive Dust (PM-10) Control Plan. Conditions in these permits are extremely stringent and essentially restrict any fugitive dust emissions. In an effort to meet these requirements at the site, around-the-clock dust monitoring will be performed in the active and inactive work areas. This intensive dust monitoring and mitigation program will serve as the foundation for the worker exposure monitoring.

All work will be conducted with the proper emission permitting. Engineering control measures will be implemented to minimize nuisance and fugitive emissions from the work areas. The minimization of the potential emissions will be conducted in accordance with the aforementioned rules and regulations. Water trucks and onsite water supplies will be used to control dust and potential emissions while excavating and processing soil. Air monitoring will be performed to protect the health of the workers and to comply with the required permits. Dust and potential landfill gases will be monitored throughout the remediation process. Fugitive dust will be monitored within the work areas with real time dust monitoring devices and along the perimeters of the Site with high flow particulate collection equipment.

Following compaction of the landfill debris/soil matrix, a 3 ft soil cap will be placed above the landfill mass. The cap will be placed across the parking areas (where landfill debris is located) and will provide the necessary engineering safeguards for geotechnical stabilization. In addition, the cap will serve as environmental insurance to protect the landfill from surface water infiltration and provide a buffer zone during utility installations.

Surface and subsurface drainage controls will be constructed across the proposed development. The surface controls will include standard storm water contouring with flow directed toward a subsurface retention basin. The retention basin will be lined and located outside the footprint of the landfill material. This type of drainage control system is currently in use in California and will prevent rain and irrigation water from entering the landfill.

Following placement and compaction of the landfill debris, a subsurface network of vapor recovery piping will be installed within the base material beneath the concrete foundations of the proposed buildings and the on site structures. The vapor collection piping will be placed approximately 1 ft to 3 ft below grade, with each section manifolded to dedicate monitoring points throughout the proposed development. The monitoring points will be contained in sealed vaults located directly adjacent to the buildings.

Immediately following the construction of the development, a monitoring program will be implemented to determine if methane or other gases are accumulating in the recovery network. In the event that gas concentrations approach explosive or toxic levels or exceed odor thresholds, a simple low flow vacuum pump will be connected to the piping network to purge the gases from beneath the structure(s).

#### **Findings of Significant Effect on Environment:**

The Department of Toxic Substances Control has determined, on the basis of the Special initial Study, that there is no substantial evidence that this project will have a significant effect on the (A copy of the Initial Study which supports this finding is attached.)

#### **Mitigation Measures:**

None

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DTSC Branch Chief Signature

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Date

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DTSC Branch Chief Name

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DTSC Branch Chief Title

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